

# DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

Please Read Application And Notes, If Any, Attached

BUILDING DEPARTMENT

## PERMIT

Permit Number: 040498

This is to certify that Harris Brian A &/Strongback Services

has permission to New dormer additon; including new platform and roof.

AT 83 Carleton St 055 C004001

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes of Maine and of the ordinances of the City of Portland regulating the construction, maintenance and use of buildings and structures, and of the application on file in this department.

Apply to Public Works for street line and grade if nature of work requires such information.

Notification of inspection must be given and when permission procured before this building or part thereof is altered or closed-in. FOUR HOUR NOTICE IS REQUIRED.

A certificate of occupancy must be procured by owner before this building or part thereof is occupied.

### OTHER REQUIRED APPROVALS

Fire Dept. \_\_\_\_\_

Health Dept. \_\_\_\_\_

Appeal Board \_\_\_\_\_

Other \_\_\_\_\_

Department Name

*Jamie Bouke 6/21/04*  
Director - Building & Inspection Services

**PENALTY FOR REMOVING THIS CARD**

**City of Portland, Maine - Building or Use Permit Application**  
 389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 04-0498	Issue Date:	CBL: 055 C004001
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Location of Construction: 83 Carleton St	Owner Name: Harris Brian A &	Owner Address: 83 Carleton St	Phone: 207-874-0936
Business Name: n/a	Contractor Name: Strongback Services	Contractor Address: 2B Fulton ST. Newburyport	Phone: 6036821882
Lessee/Buyer's Name n/a	Phone: n/a	Permit Type: Additions - Duplex	Zone: R6 HP
Past Use: Residential / Duplex	Proposed Use: Duplex / New dormer addition; including new playroom and bath.	Permit Fee: \$426.00	Cost of Work: \$45,000.00
		CEO District: 2	
Proposed Project Description: New dormer additon; including new playroom and bath.		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R3 Type: 5B BOCA 1999 Signature: JMB 6/21/04
		Action, <input type="checkbox"/> Approved <input checked="" type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied	
		Signature: _____ Date: _____	
Permit Taken By: gg	Date Applied For: 04/27/2004	<b>Zoning Approval</b>	

Special Zone or Reviews	Zoning Appeal	Historic Preservation
<input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <i>approved</i> <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/>	<input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied	<input type="checkbox"/> Not in District or Landmar <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input checked="" type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied
Date: <i>JMB 6/21/04</i>	Date: _____	Date: _____

*D Andrews  
6/8/04*

**CERTIFICATION**

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the application is issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provision of the code(s) applicable to such permit.

SIGNATURE OF APPLICANT	ADDRESS	DATE	PHONE
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE	DATE	PHONE	

**City of Portland, Maine - Building or Use Permit**

389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

<b>Permit No:</b> 04-0498	<b>Date Applied For:</b> 04/27/2004	<b>CBL:</b> 055 C004001
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<b>83 Carleton St</b>	<b>Harris Brian A &amp;</b>	<b>83 Carleton St</b>	<b>Phone:</b> 207-874-0936
<b>Business Name:</b> n/a	<b>Contractor Name:</b> Strongback Services	<b>Contractor Address:</b> 2B Fulton ST. Newburyport	<b>Phone</b> (603) 682-1882
<b>Lessee/Buyer's Name</b> n/a	<b>Phone:</b> n/a	<b>Permit Type:</b> Additions - Duplex	

<b>Proposed Use:</b> Duplex / New dormer addition; including new playroom and bath.	<b>Proposed Project Description:</b> New dormer additon; including new playroom and bath.
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<b>Dept:</b> Historical	<b>Status:</b> Pending	<b>Reviewer:</b> Deborah Andrews	<b>Approval Date:</b> 06/08/2004
<b>Note:</b>	<b>Ok to Issue:</b> <input checked="" type="checkbox"/>		

<b>Dept:</b> Zoning	<b>Status:</b> Approved	<b>Reviewer:</b> Jeanine Bourke	<b>Approval Date:</b> 06/21/2004
<b>Note:</b>	<b>Ok to Issue:</b> <input checked="" type="checkbox"/>		
1) This property shall remain a two family dwelling. Any change of use shall require a separate permit application for review and approval.			
2) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.			

<b>Dept:</b> Building	<b>Status:</b> Approved	<b>Reviewer:</b> Jeanine Bourke	<b>Approval Date:</b> 06/21/2004
<b>Note:</b>	<b>Ok to Issue:</b> <input checked="" type="checkbox"/>		

This page contains a detailed description of the Parcel ID you selected. Press the **New Search** button at the bottom of the screen to submit a new query.

### Current Owner Information

Card Number	1 of 1
Parcel ID	055 C004001
Location	83 CARLETON ST
Land Use	TWO FAMILY
Owner Address	HARRIS BRIAN A & ALISON E HAWKES JTS a3 CARLETON ST PORTLAND ME 04102
Book/Page	13223/43
Legal	55-c-4 CARLETON ST 81-83  2975 SF

### Valuation Information

Land	Building	Total
\$31,500	\$104,270	\$135,770

### Property Information

Year Built	Style	Story Height	sq. Ft.	Total Acres	
1900	Old Style	2	2796	0-0b8	
Bedrooms	Full Baths	Half Baths	Total Rooms	Attic	Basement
2	2		10	Part Finsh	Full

### Outbuildings

Type	Quantity	Year Built	Size	Grade	Condition
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### Sales Information

Date	Type	Price	Book/Page
07/01/1997	LAND + BLDING	\$135,000	13223-043
08/01/1994	LAND + BLDING	\$106,000	11605-176
06/01/1993	LAND + BLDING		10752-218

### Picture and Sketch

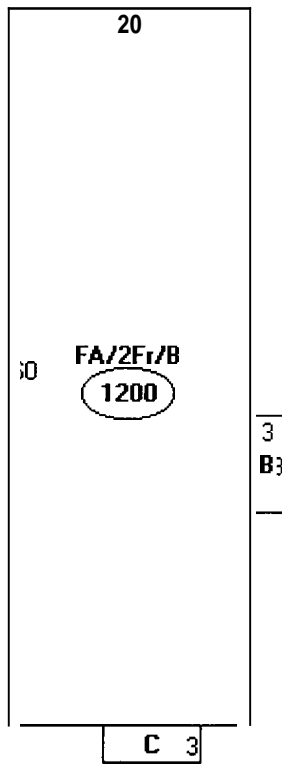
<u>Picture</u>	<u>Sketch</u>
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[Click here](#) to view Tax Roll Information.

Any information concerning tax payments should be directed to the Treasury office at 874-8490 or e-mailed.

**New Search!**





Descriptor/Area

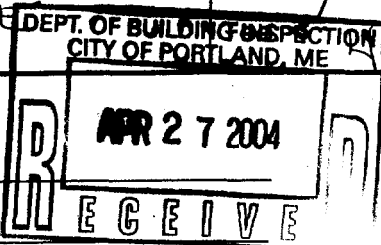
A:FA/2Fr/B  
1200 sqft

E:2FBAY  
24 sqft

C:2FBAY  
24 sqft

# All Purpose Building Permit Application

If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.

Location/Address of Construction: <u>3 Carleton St.</u>		
Total Square Footage of Proposed Structure <u>240 sq ft</u>	Square Footage of Lot <u>2240</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>055</u> Block# <u>C</u> Lot# <u>004</u>	Owner: <u>Brian Harris</u> <u>Allison Hawkes</u>	Telephone: <u>207-874-0936</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>83 Carleton St.</u> <u>Portland, ME 04101</u>	Cost of Work: <u>\$75,000</u>
Current use: <u>residential duplex</u>		
If the location is currently vacant, what was prior use:		
Approximately how long has it been vacant:	Proposed use: <u>residential duplex</u>	
Project description: <u>SEE ADDENDUM A commercial addition # &amp; bath</u>	Contractor's name, address & telephone: <u>Strongback Services</u> <u>2B Fulton St. Newburyport MA 01950 603-682-1882</u>	
Who should we contact when the permit is ready: <u>Timothy Taylor</u>	Mailing address: <u>2B Fulton St</u> <u>Newburyport MA 01950</u>	
<p>We will contact you by phone when the permit is ready. You must come in and pick up the permit and review the requirements before starting any work, with a Plan Reviewer. A stop work order will be issued and a \$100.00 fee if any work starts before the permit is picked up. PHONE: <u>603-682-1882</u></p>		

IF THE REQUIRED INFORMATION IS NOT INCLUDED IN THE SUBMISSIONS THE PERMIT WILL BE AUTOMATICALLY DENIED AT THE DISCRETION OF THE BUILDING/PLANNING DEPARTMENT, WE MAY REQUIRE ADDITIONAL INFORMATION IN ORDER TO APPROVE THIS PERMIT.

Signature of applicant: <u>Allison E Hawkes</u>	Date: <u>4/26/04</u>
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This is NOT a permit, you may not commence ANY work until the permit is issued. If you are in a Historic District you may be subject to additional permitting and fees with the Planning Department on the 4<sup>th</sup> floor of City Hall

Addendum A

April 26, 2004

The major exterior architectural alteration to the property at 83 Carleton Street will be the addition of a 24' shed style dormer. The dormer is being added to improve and increase space on a third floor that was once used as living space. The interior of the dormer will contain an expanded playroom, a new 1 3/4 bathroom, and improvements to space already in use as an office and sewing room.

The dormer will stand 6'5" tall at the wall with the rafters reaching all the way to the ridge line. This dormer will raise the roofline on one side of the building allowing for more room on the interior of the third floor. Along with the new dormer the entire roof will be stripped and re-shingled using 30-year IKO architectural shingles colored dual black. The dormer will also be trimmed and sided with colors (green and tan) and materials (vinyl and metal) to match the rest of the structure. The four windows in the dormer will be the same size and shape as the large windows below them. These windows will be double hung Anderson TW 21036 windows. All of the windows will be trimmed to match the exterior windows below. On the opposite side of the roof from the dormer there will be the addition of two Anderson SKS 2438 skylights for added natural light and ventilation.

The exterior architectural alterations to this property should impact the structure minimally due to the fact of an existing smaller shed style dormer on the opposite side of the building. Also, the new dormer will be set back from Carleton Street far enough that only a small amount of the addition should be visible from street level. The proposed dormer is also on the side of the building that abuts a large parking lot, allowing for easy access for demolition, construction, and clean up.

The overall impact of the addition should be positive as it will revitalize a section of living space that is no longer in use and create an overall larger living space in a city with a shortage of housing.